

Work Session

Agenda Item #	2
Meeting Date	May 26, 2015
Prepared By	Erkin Ozberk Planner
Approved By	Suzanne R. Ludlow City Manager

Discussion Item	Zoning Text Amendment 15-04 Educational Institutions (Private) – Exemptions and Standards
Background	<p>Zoning Text Amendment (ZTA) 15-04 was initiated by the Washington Adventist University (WAU) to accommodate a proposed building for the Health Professions building on Maplewood Avenue in Takoma Park. Under the provisions of Section 3.4.5, WAU is exempt from both site plan approval and a conditional use hearing for their private educational institution.</p> <p>ZTA 15-04 was introduced at the Montgomery County Council on March 3, providing that Private Educational Uses could exceed the height in their base zone, up to 65 feet. The intent was to provide a means for WAU to construct their proposed 51.5 foot building. ZTA 15-04 was discussed by City Council in a work session on April 6. City Council adopted unanimous Resolution 2015-20 in opposition to the proposed ZTA on April 13 based on its broad applicability and incompatibility with neighborhood character.</p> <p>Montgomery County Planning Department staff opposed ZTA 15-04 as publicly discussed at the Montgomery County Planning Board hearing on April 16. After follow up conversations with applicant WAU, represented by Lerch, Early, & Brewer, Montgomery County Planning staff recommends a modified ZTA 15-04, narrowing its scope to encompass only degree-granting colleges and universities approved by the Maryland Higher Education Commission. In addition, any building height proposed that is greater than the maximum allowed by the zone would be limited to 55 feet and require site plan approval unless conditional use approval is already required.</p> <p>Discussion of this modified ZTA 15-04 is on the Montgomery County Planning Board agenda for June 4, 2015 and the Montgomery County Council’s Planning, Housing and Economic Development (PHED) Committee agenda for June 8, 2015.</p>

Policy	<p>Coordinate with surrounding jurisdictions to foster and promote comprehensive, environmentally sound development and redevelopment in the community and throughout the region; support higher density retail, commercial, and residential development near transportation routes and hubs, that is environmentally sensitive and of a design and scale appropriate to surrounding neighborhoods and their historic nature.</p> <p style="text-align: right;"><i>-- Takoma Park Strategic Plan FY 2010 – FY 2015</i></p>
Fiscal Impact	<p>None at this time</p>
Attachments	<ul style="list-style-type: none"> • Resolution 2015-20 (adopted April 13, 2015) Opposing Zoning Text Amendment 15-04 • ZTA 15-04 as modified by Montgomery County Planning Staff (5/14/15) • Washington Adventist University Capital Project Request (to support the renovation and addition to the existing Health Sciences Building)
Recommendation	<p>Review, discuss and give direction to staff regarding provisions of a Resolution tentatively scheduled for consideration on June 1.</p> <p>City Council may choose to adopt a resolution on the modified ZTA 15-04 with one of the following options:</p> <ol style="list-style-type: none"> 1. In support of modified ZTA 15-04 as written; 2. In support of modified ZTA 15-04, with conditions; 3. In opposition to modified ZTA 15-04. <p>Staff further recommends inclusion of the Site Plan approval for any height or massing permitted in excess of the limits in the zone, as it provides the City Council and public the opportunity to meaningfully participate in the formal review process.</p>
Special Consideration	

Introduced by: Councilmember Smith

CITY OF TAKOMA PARK, MARYLAND

RESOLUTION 2015-20

**RESOLUTION OPPOSING ZONING TEXT AMENDMENT 15-04 TO SECTION 3.4.5 OF
THE MONTGOMERY COUNTY ZONING ORDINANCE DEALING WITH
EDUCATIONAL INSTITUTION (PRIVATE) USES**

- WHEREAS**, Zoning Text Amendment 15-04 was introduced at the Montgomery County Council meeting on March 3, 2015 and concerns Section 3.4.5 of the Montgomery County Zoning Ordinance dealing with Educational Institution (Private) uses; and
- WHEREAS**, Zoning Text Amendment 15-04 proposes to permit a height of up to 65 feet for Educational Institution (Private) uses in all applicable zones unless the height limit of the zone is higher than 65 feet; and
- WHEREAS**, the Council understands Zoning Text Amendment 15-04 originated from the Washington Adventist University to accommodate a proposed building for the Health Professions and Wellness Center on Maplewood Avenue in Takoma Park that would be taller than the permitted height of 35 feet in the underlying R-60 single family residential zone; and
- WHEREAS**, Zoning Text Amendment 15-04 would allow properties throughout Takoma Park and Montgomery County to have heights that could cause significant negative impacts on surrounding neighborhoods; and
- WHEREAS**, the Council acknowledges the long-standing and positive role of Washington Adventist University in Takoma Park and recognizes its ongoing need to redevelop; and
- WHEREAS**, the Council upholds the importance of neighborhood compatibility with all new buildings, which entails appropriate height and setback, and stepback requirements, in spite of their use or ownership.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF TAKOMA PARK, MARYLAND is strongly opposed to Zoning Text Amendment 15-04 on the grounds that increasing the height beyond the limit in the existing zone is incompatible with adjacent uses and inconsistent with the neighborhood character. Furthermore, Zoning Text Amendment 15-04 is an inappropriate means of achieving the Washington Adventist University's goal of expanding and growing, with unrelated, yet far-reaching impacts on neighborhoods and communities throughout Takoma Park and Montgomery County.

Adopted this 13th day of April, 2015

ATTACHMENT 1

Zoning Text Amendment No.: 15-04
Concerning: Educational Institutions –
Exemptions and Standards
Draft No. & Date: 1 – 2/24/14
Introduced: March 3, 2015
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Councilmember Floreen

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- clarify the private institutions exempt from a requirement for site plan approval, and
- amend the building height standards for educational institutions under certain circumstances.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-3.4. “Civic and Institutional Uses”
Section 59-3.4.5. “Educational Institutions (Private)”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment or by ZTA 14-09.
[Single boldface brackets] indicate text that is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment or text added by this amendment in addition to ZTA 14-09.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment or indicates a change from ZTA 14-09.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 **Sec. 1. DIVISION 59-3.4 is amended as follows:**

2 **DIVISION 59-3.4. Civic and Institutional Uses**

3 * * *

4 **Section 3.4.5. Educational Institution (Private)**

5 **A. Defined**

6 Educational Institution (Private) means a private school or educational or training
7 academy providing instruction or programs of learning. Educational Institution
8 (Private) includes tutoring and college entrance exam preparatory courses, art
9 education programs, artistic performances, indoor and outdoor recreation programs
10 and summer day camps, any of which may serve individuals who are not enrolled
11 as students in the institution's academic program. Educational Institution (Private)
12 does not include schools operated by the County Board of Education or education
13 conducted in the provider's home as a Home Occupation (See Section 3.3.3.H,
14 Home Occupation).

15 **B. Exemptions**

16 A conditional use is not required for:

- 17 1. [The conditional use standards in Section 3.4.5.C.2 do not apply for]
18 any private educational institution or parochial school that is located
19 in a building or on premises owned or leased by any church or
20 religious organization, the government of the United States, the State
21 of Maryland or any State agency, Montgomery County or any
22 incorporated village or town within Montgomery County. This
23 exemption does not apply to any Educational Institution (Private) that
24 received conditional use approval by the Hearing Examiner to operate
25 in a building or on a property that was not owned or leased by any
26 church or religious organization at the time the decision of the
27 Hearing Examiner was issued.

- 28 2. [A conditional use is not required for] any Educational Institution
29 (Private) that is located in a building or on land that has been used for
30 a public school or that is owned or leased by the County; however,
31 site plan approval is required under Section 7.3.4[,] for:
- 32 a. construction of an Educational Institution (Private) on vacant
33 land owned or leased by the County; or
 - 34 b. any cumulative increase that is greater than 15% or 7,500
35 square feet, whichever is less, in the gross floor area, as it
36 existed on February 1, 2000, of an Educational Institution
37 (Private) located in a building that has been used for a public
38 school or that is owned or leased by Montgomery County. Site
39 plan approval is not required for:
 - 40 [(i)] i. an increase in floor area of an Educational
41 Institution (Private) located in a building that has been
42 used for a public school or that is owned or leased by
43 Montgomery County if a request for review under
44 mandatory referral was submitted to the Planning Board
45 on or before February 1, 2000, or
 - 46 [(ii)] ii. any portable classroom used by a private
47 educational institution that is located on property owned
48 or leased by Montgomery County and that is in place for
49 less than one year.

50 **C. Use Standards**

51 * * *

- 52 3. Unless a greater building height is allowed by the zone, the maximum
53 building height for any ~~[[private educational institution]]~~ College or
54 University is ~~[[65]]~~ 55 feet ~~[[without regard to]]~~ in spite of any

55 other height limitation in this Chapter. Under this provision, the
56 College or University must be approved by the Maryland Higher
57 Education Commission as a degree granting institution. Site plan
58 approval is required under Section 7.3.4 for any building height above
59 that allowed by the zone for another use unless conditional use
60 approval is required for the application. [[; however, the]] The height
61 allowed under a conditional use approval must be compatible with the
62 character of the residential community.

63

64 * * *

65 **Sec. 2. Effective date.** This ordinance becomes effective 20 days after
66 approval.

67

68 This is a correct copy of Council action.

69

70 _____

71 Linda M. Lauer, Clerk of the Council



CAPITAL PROJECT REQUEST



PRESENTED TO THE MARYLAND GENERAL ASSEMBLY

2015 LEGISLATIVE SESSION

PROJECT FACT SHEET

PURPOSE OF THE GRANT

Washington Adventist University is requesting a \$4,000,000 capital grant from the State of Maryland to support the renovation and addition to the existing Health Sciences Building.

COST

The total estimated cost of the project is approximately \$10 million.

BRIEF PROJECT DESCRIPTION

The Health Professions and Wellness Center project will provide added and improved space on the campus, supporting a growing enrollment and expanded Health Careers programs including nursing classrooms, skills labs and high fidelity simulation, medical imaging, study/ collaboration space and physical therapy and rehabilitation, all designed around 21st Century Learning.

SCHEDULE

Architect/ Engineer Selection Award	June 2014
Complete Design	April 2015
Construction Bid Award	May 2015
Begin Construction	Summer 2015
Complete Construction	Summer 2016

DESCRIPTION

Washington Adventist University will expand the existing 23,000-SF Health Sciences building with a 22,000-SF new addition to create the new Health Professions and Wellness Center.



Figure 1: Existing Health Science Building

The original building was constructed in the 1940's and includes 1970's and 1980's building additions and components. The University added a second floor as part of the 1980's building addition. The existing building facade will be repaired to provide structural integrity.

The new addition will provide multipurpose labs and classrooms for nursing, radiography, respiratory care and kinesiology, as well as conference and office space for faculty. High-fidelity simulation labs with control rooms are provided for skills training

and remote observation. Extensive student collaborative learning spaces are being included in the design to support group study, as well as the large student commuter demographic of the University.

The existing building and the new addition will be "lightly" connected with a fire separation wall and protected openings on multiple levels. An elevator will be located in the new addition and will provide improved accessibility of the existing building. Mechanical systems will be fed by the campus plant with chilled water. The new building component will be designed as a LEED Silver building.

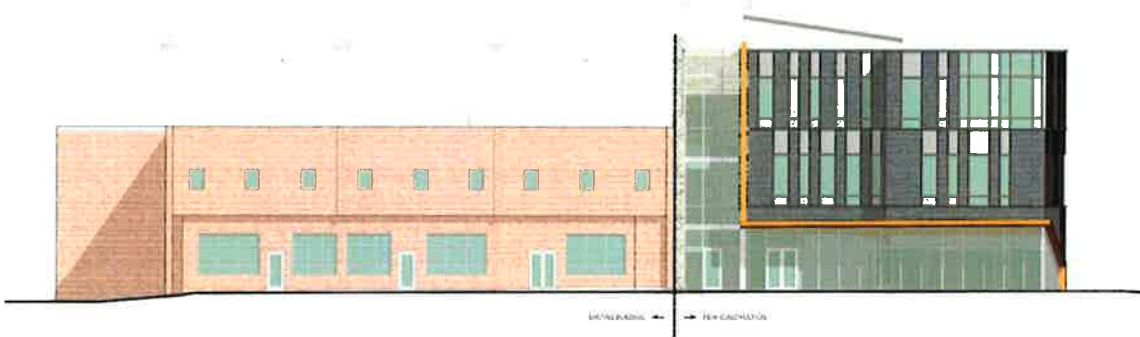


Figure 2: East Elevation

PROJECT FACT SHEET

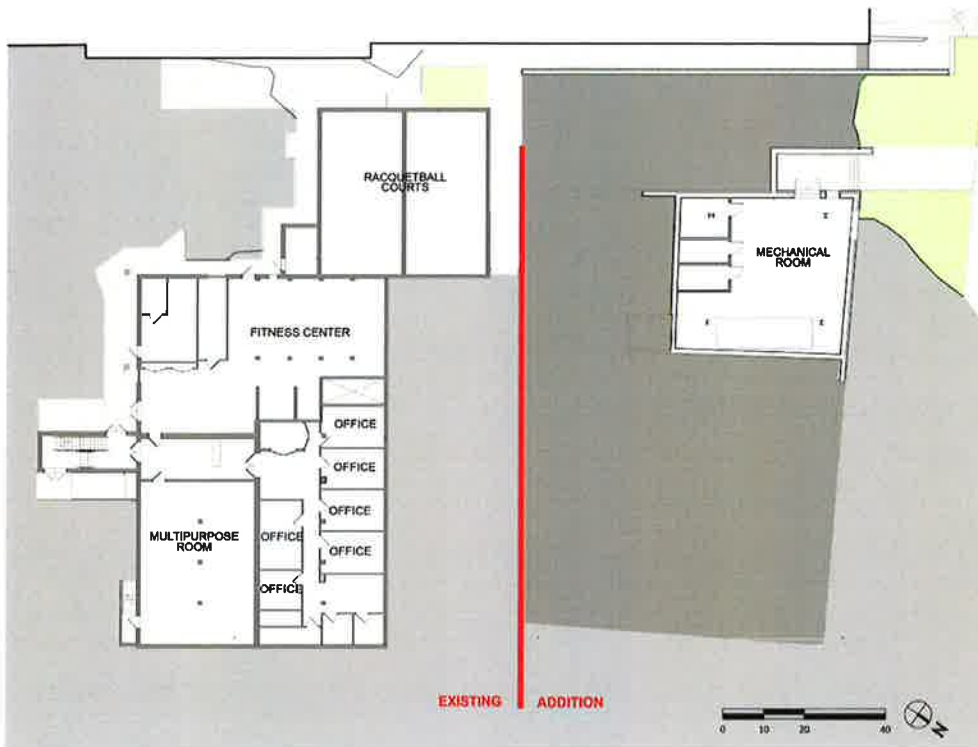


Figure 3: Ground Floor Plan



Figure 4: First Floor Plan

PROJECT FACT SHEET

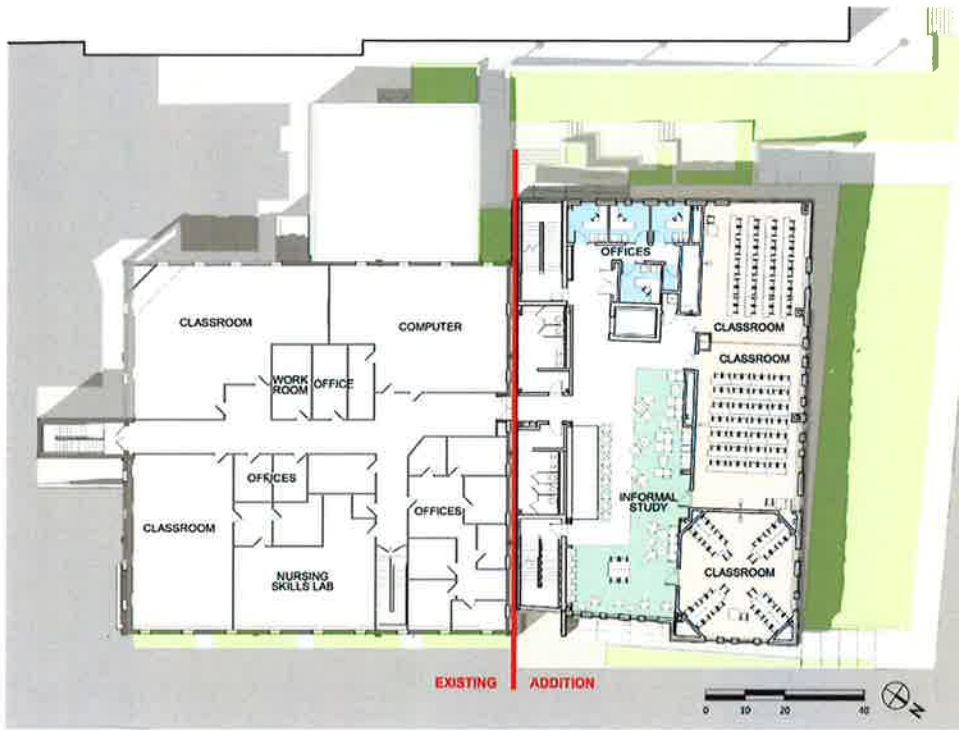


Figure 5: Second Floor Plan



Figure 6: Third Floor Plan

PROJECT FACT SHEET

JUSTIFICATION FOR THE PROJECT

Built in the 1940's, the existing Health Sciences Building has two floors and a basement that houses Washington Adventist University's rapidly growing healthcare programs. The student learning spaces are insufficient for the growing programs and functionally inadequate for the quality of instruction required for healthcare programs. The building is obsolete and deficient in terms of certain structural components, technology, and handicapped access. The modified building will address the structural deficiencies; provide handicapped accessibility; improve existing instructional spaces; and significantly increase the number of classrooms, faculty and administrative offices, and laboratory/simulation spaces.

Current practices in the healthcare fields require state-of-the-art facilities and wireless connectivity. This project includes upgraded technology in all labs, classrooms, simulation stations, offices, and group study spaces. The existing building lacks handicapped accessibility, which limits the use of the building for those who have mobility issues. The creation of an elevator in the new addition and a redesigned entry will ensure that students, faculty, and visitors have full access to the facilities.

WAU's enrollment in the Health Fitness Management program is up 100% in five years, and enrollment in the Master of Arts in Healthcare Administration is up 900% in three years. Furthermore, the launch in fall 2014 of Radiography will bring additional enrollment growth to the health sciences. The current facility has only three classrooms, which cannot accommodate the instructional needs of the University's growing healthcare portfolio. This project adds three new classrooms for instruction. In addition, the facility does not have enough office space for faculty and administrators of the health sciences programs. Best practice calls for faculty offices to be within close proximity of the teaching area and sufficient planning space to allow faculty to collaborate. This construction and renovation project will provide nine additional faculty and administrative offices and numerous group spaces conducive to faculty collaborations.

The existing Health Science building has only one primary skills lab for both instruction and simulation stations for its nursing program. A nursing program must have multiple labs and simulation stations to provide effective training and appropriate space to evaluate competencies in fundamental nursing skills and specialty skills, such as orthopedics, pediatrics, obstetrics, and home care. Moreover, a nursing program requires multiple simulation labs that reflect care across the age continuum (i.e. infants, pediatrics, labor, adult crisis, and chronic condition care responsiveness) as well as a "mock" nursing unit, with simulated patient rooms that contain charting stations and essential monitoring equipment. Through these simulations, students are able to acquire familiarity with direct nursing care and gain understanding of the clinical practices essential to client care. These laboratory and simulation experiences are critically important to developing the acuity and rigor of knowledge needed to pass the standards of the NCLEX-RN licensing exam.

This capital construction and renovation project will provide five additional nursing labs (a skills lab, two control labs, and two debrief labs), a remote nurses station, space for controlling the symptoms of the

PROJECT FACT SHEET

simulators (i.e., patients), and observation areas to allow faculty and clinical personnel to observe students. In addition, the project includes a kinesiology lab for the University's Radiography program.

It is significant to note that the current space has one dedicated computer lab which is used for on-line test preparation and test delivery. This project will provide a greatly expanded computer lab with sufficient room for instruction, practice, and test-taking simultaneously.

In addition, the project will provide five collaborative study spaces to allow students to engage in peer-to-peer learning experiences. Group study is critically important to the learning process and essential in the healthcare professions. At present, the WAU Health Sciences Building does not have any group study spaces, which creates a hardship for students and compromises their learning experience.

ALTERNATIVES CONSIDERED

Instructional options considered to respond to this student, community and national need to educate health care workers included but are not limited to the following:

- Continue in the current space – without renovation; however, this decision is not a viable one given that it would retain an absence of ADA access as required to respond to the diverse learning needs of students
- Continue in the current space – without renovation and/or expansion; however this decision limits the ability for the university to respond to the current and projected nursing shortage in a manner that aligns with societal needs and its mission
- Partner with Washington Adventist Hospital to use provide onsite instruction at its facility – however, this available space for instructional labs, offices and/or student learning spaces does not exist

PROJECT AND WAU'S MISSION

The Washington Adventist University mission ensures learning which aligns with the Christian vision of excellence and service. This cosmopolitan institution challenges students to seize the opportunities for learning in the nation's capital in order to become moral leaders in communities throughout the world. Its vision is to produce graduates who bring competence and moral leadership to their communities. Its campus is located in Takoma Park, Maryland. The 24,000 SF existing health sciences building was built in the 1940's, 1970's, and 1980's. Portions of the building have never been renovated. Moreover, the facility has insufficient space to accommodate the University's health and wellness programs, which have grown rapidly over the past five years, and future enrollment growth due to several new programs, which will be launched this fall. In addition, the building lacks handicapped accessibility, which must be addressed to fully accommodate students, faculty, and visitors. The 22,000 SF addition will relieve overcrowding due to rapid enrollment growth in the University's health and wellness programs and provide sufficient space to accommodate several new programs, which will be launched this fall.

PROJECT FUNDING

PROJECT FACT SHEET

The financial plan for the project is to raise \$6,000,000 from fund raising, \$4,000,000 from the Maryland Capital Grant, and any remaining balance from operations.



Figure 4: Northeast Corner - Addition

BENEFITS OF THE PROJECT

As of 2003, Maryland was experiencing a shortage of 3,000 nurses, 2,000 of which are needed in hospitals alone, according to the Association of Maryland Hospitals and Health Systems. The demand for registered nurses in the year 2012 was projected to increase to 62,333 nurses – leaving Maryland at a projected shortage of 17,000 nurses.

If the project is not completed, the opportunity for growth will be missed and the students' experiences will be less than optimal. WAU will not have the capacity to produce additional graduates to fulfill critical workforce shortages in the healthcare professions, and students won't have the benefit of the



progressive and enriching academic programs provided through technology-enhanced educational space. In addition, the State and region will miss the opportunity for additional construction and related jobs required for to complete this project. If the project is not completed, the current building could not serve as a community resource for enhanced learning, healing, and well-being needed by the residents in Takoma Park and Montgomery County.

This building will provide improved and additional teaching and learning space that is greatly needed to accommodate enrollment growth and meet the standards of best practices in the healthcare fields. Enhancements include technology-enhanced classrooms, individual and collaborative student learning spaces, and patient skills labs with associated simulation centers required for mastery of critical thinking and learning specific to health maintenance and the delivery of safe patient care. A significant part of The University's journey to excellence is to renovate the aging physical campus to accommodate the 21st Century teaching and learning needs of WAU students and faculty. The new building component will be designed as a LEED Silver building.



This initiative supports Maryland State Plan for Postsecondary Education Goals 1 and 5. The addition of new academic programs—particularly in the healthcare field—contributes to the academic excellence of the State, helps to meet the educational needs of its citizens, and contributes to its economic vitality.

The State of Maryland benefits from this project by the addition of economic activity for the construction of the project and by the economic growth that will take place with the expansion of new programs, which translates into new jobs. WAU has a commitment to minority and small business enterprises which will also benefit from the construction of this project. Furthermore, the new space will expand capacity that will help mitigate shortages in the healthcare fields.

Through this funding, the State of Maryland demonstrates its commitment to proactive responsiveness in a manner which is both enduring and tangible, to the academic learning needs essential for resolving the primary healthcare needs of our diverse communities, particularly in the field of nursing. Moreover, the space will be utilized by the community for nutrition and healthy-living education and wellness.

ABOUT WASHINGTON ADVENTIST UNIVERSITY

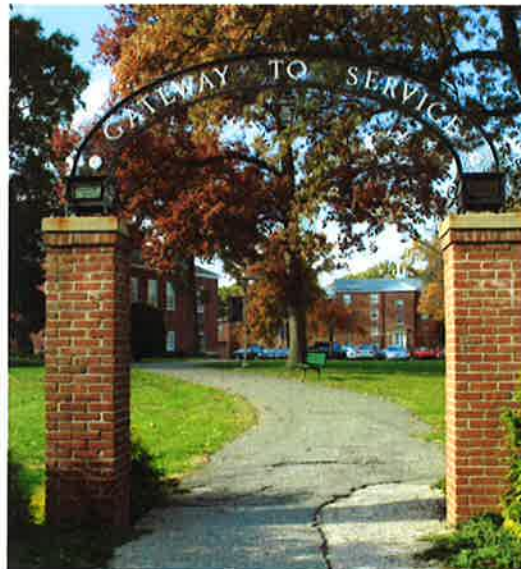
MISSION

You will experience small, lively classes taught by faculty who are committed to your success. Special options include the honors program, pre-professional programs, bridge program, capital summer session, study abroad, internships for credit and a special first year experience program to assist incoming freshmen in their transition to college life.

HISTORY

Washington Adventist University was established in 1904 as a coeducational institution known as the Washington Training College. Its purpose was to train young men and women in the liberal arts. In 1907, when the name was changed to Washington Foreign Mission Seminary, the more limited objective of special training for missionaries replaced the original concept of a liberal arts college. In 1914 the college resumed the status of a liberal arts college and took the name Washington Missionary College. At the first commencement, held May 22, 1915, five students received the Bachelor of Arts degree. Continued growth and development led to further changes. In 1933 the lower division was organized as Columbia Junior College and received accreditation. It ceased to exist as a separate college in 1942 when Washington Missionary College was given accreditation as a four-year, degree-granting institution by the Middle States Association of Colleges and Secondary Schools. In March of 1961 the college constituency voted to change the name of the college to Columbia Union College. In 2009, Columbia Union College attained university status, and the college constituency voted to change the name of the college to Washington Adventist University.

WAU occupies 19 acres in Takoma Park, Maryland, near the nation's capital. Its world-class metropolitan setting affords unrivaled opportunity for learning, work, recreation, and service.



ACCREDITATIONS, CERTIFICATIONS AND AFFILIATIONS

Washington Adventist University is accredited by the Middle States Commission on Higher Education, 3624 Market Street, Philadelphia, PA. and The Accrediting Association of Seventh-day Adventist

The programs in education for teacher certification are approved by the Maryland State Department of Education, 200 West Baltimore Street, Baltimore, MD 21202, 410-767-0100; and the North American Division Office of Education, 12501 Old Columbia Pike, Silver Spring, MD 20904, 301-680-6440.

Washington Adventist University is approved by Maryland Higher Education Commission to offer academic programs in Maryland.

The university operates under the auspices of the Seventh-day Adventist Church. The Board of Trustees guides the overall mission and direction of the university, overseeing management and setting major policies. The administration is responsible for leading the university community and managing day-to-day operations. Faculty, students, and staff participate in governance through committees charged with protecting the integrity and enhancing the value of a Washington Adventist University education.

ENROLLMENT

WAU's overall enrollment growth in the past five years, particularly in its health and wellness programs, demonstrates the need for additional classrooms, laboratories, and faculty offices. Accepting more students without additional space will require teaching courses with overcrowded classrooms. This will adversely affect student success in their chosen careers. Furthermore, the addition of several new and revitalized academic programs exacerbates the need for additional instructional space. Without this new facility, WAU will be forced to turn students away from programs that prepare students for careers in nursing and other healthcare professions.

If the project is not completed, the opportunity for growth will be missed and the students' experiences will be less than optimal. WAU will not have the capacity to produce additional graduates to fulfill critical workforce shortages in the healthcare professions, and students won't have the benefit of the progressive and enriching academic programs provided through technology-enhanced educational space. In addition, the State and region will miss the opportunity for additional construction and related jobs required for to complete this project. If the project is not completed, the current building would be comprised and could not serve as a community resource for enhanced learning, healing, and well-being needed by the residents in Takoma Park and Montgomery County.